

1 **PART 2.** This ordinance takes effect on _____, 2021.

2
3 **PASSED AND APPROVED**

4
5 §
6 §
7 _____, 2021 § _____

8 Steve Adler
9 Mayor

10
11
12 **APPROVED:** _____ **ATTEST:** _____

13 Anne L. Morgan
14 City Attorney

15 Jannette S. Goodall
City Clerk

DRAFT

METES AND BOUNDS DESCRIPTION OF:
TRACT 1 - 4.913 ACRES

BEING a 4.913 acre (214,025 square feet) tract of land, called Tract 1, situated in the M. M. Hornsby Survey, Abstract No. 280, City of Austin, Williamson County, Texas; and being a portion of Lot 1, Block A of the Vineyard Christian Fellowship Subdivision, as shown on Plat recorded in Document No. 2008070951 of the Official Public Records of Williamson County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the northeast boundary line of Lot 44 of the Northwest Woods Subdivision, as shown on Plat recorded in Document No. 1975000313 of the Official Public Records of Williamson County, Texas; at the south corner of a called 11.47 acre tract of land described to the Optimist Club of Town and County Round Rock as shown on Instrument recorded in Document No. 9554400 of the Official Public Records of Williamson County, Texas; for a west corner of said Lot 1 and the west corner of this tract;

THENCE North 68°54'43" East, along the common boundary line of said 11.47 acre tract and said Lot 1, 570.64 feet to a point in the southwesterly right-of-way line of Morris Road (Variable Width ROW), for the north corner of said Lot 1 and the north corner of this tract; whence a 1/2" iron rod with surveyor's cap stamped "C-A INC RPLS 298-" found for reference bears North 68°54'43" East, 16.13 feet;

THENCE, South 20°07'27" East, along the southwesterly right-of-way line of said Morris Road and the northeast boundary line of said Lot 1, at 0.86 feet passing a 3/8" iron rod found for a line marker, in all a distance of 547.83 feet to a 1/2" iron rod with plastic surveyor's cap stamped "KHA" set for the east corner of this tract; whence a 1/2" iron rod found at the east corner of said Lot 2 bears South 20°14'32" East, 122.84 feet;

THENCE South 68°52'43" West, departing the westerly right-of-way line of said Morris Road, over and across said Lot 1, 301.06 feet to a 1/2" iron rod with plastic surveyor's cap stamped "KHA" set in the northeast boundary line of Lot 2, Block A of said Vineyard Christian Fellowship Subdivision and a southwest boundary line of said Lot 1, for the easterly south corner of this tract; whence a 1/2" iron rod found at the east corner of said Lot 2 bears South 20°14'32" East, 122.84 feet;

THENCE North 20°14'32" West, along the common boundary line of said Lot 1 and said Lot 2, 358.55 feet to a 1/2" iron rod with plastic surveyor's cap stamped "KHA" set at the north corner of said Lot 2, for an interior corner of said Lot 1 and an interior corner of this tract;

THENCE South 72°12'02" West, continuing along the common boundary line of said Lot 1 and said Lot 2, 268.70 feet to a 1/2" iron rod with plastic surveyor's cap stamped "KHA" set in a cul-de-sac right-of-way line of Black Oak Street (60' ROW Width) as shown on said Northwest Woods Subdivision and at the west corner of said Lot 2, for the westerly south corner of said Lot 1 and the westerly south corner of this tract;

THENCE North 20°13'52" West, along the common boundary line of said Lot 1 and said Northwest Woods Subdivision, at 10.13 feet passing a 1/2" iron rod found at the east corner of Lot 41 of said Northwest Woods Subdivision for a line marker, in all a distance of 174.02 feet to the **POINT OF BEGINNING** and containing 4.913 acres of land in Williamson County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

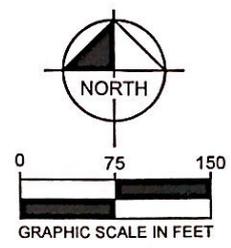
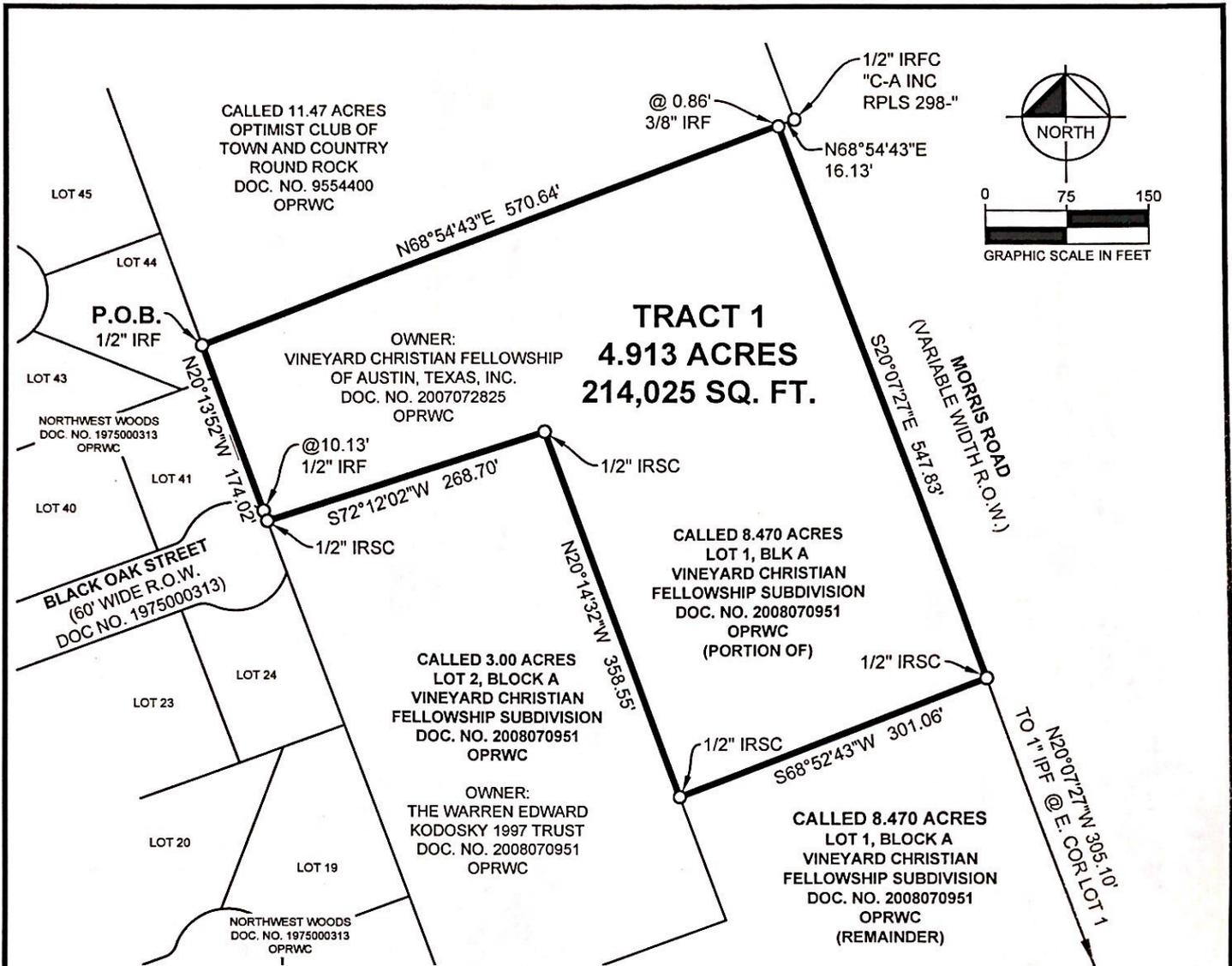


ZACHARY KEITH PETRUS
REGISTERED PROFESSIONAL
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EXHIBIT A
TRACT 1 - 4.913 ACRES
BEING A PORTION OF LOT 1, BLOCK A
VINEYARD CHRISTIAN FELLOWSHIP SUBDIVISION
M.M. HORNSBY SURVEY, ABSTRACT NO. 280
CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS

Kimley»Horn					
601 NW Loop 410, Suite 350 San Antonio, Texas 78216		FIRM # 10193973		Tel. No. (210) 541-9166 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	NLS	ZKP	9/18/2020	069273503	1 OF 2



LEGEND
 P.O.B. = POINT OF BEGINNING
 IRSC = 1/2" IRON ROD W/ "KHA" CAP SET
 IRFC = IRON ROD W/CAP FOUND
 IPF = IRON PIPE FOUND
 OPRWC = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY

GEODETIC BASIS STATEMENT: THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

Zachary Keith Petrus
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TRACT 1 - 4.913 ACRES
 BEING A PORTION OF LOT 1, BLOCK A
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 M.M. HORNSBY SURVEY, ABSTRACT NO. 280
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	NLS	ZKP	9/18/2020	069273503	2 OF 2

METES AND BOUNDS DESCRIPTION OF
TRACT 2 - 3.246 ACRES

BEING a 3.246 acre (141,381 square feet) tract of land, called Tract 2, situated in the M. M. Hornsby Survey, Abstract No. 280, City of Austin, Williamson County, Texas; and being a portion of Lot 1, Block A of the Vineyard Christian Fellowship Subdivision, as shown on Plat recorded in Document No. 2008070951 of the Official Public Records of Williamson County, Texas; and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the northwest boundary line of a called 2.727 acres tract of land described to Dakota Plaza Bachelin, LLC as shown on instrument recorded in Document No. 2015013080 of the Official Public Records of Williamson County, Texas; at an angle corner of the southwest right-of-way line of Morris Road (Variable Width ROW), for the southeast corner of said Lot 1 and the southeast corner of this tract;

THENCE, South 68°52'43" West, along the common boundary line of said Lot 1 and said 2.727 acre tract, at 7.37 feet passing a 1/2" iron rod found for a line marker, in all a distance of 569.04 feet to a 1/2" iron rod found in the northeast boundary line of Lot 13 of the Northwest Woods Subdivision, as shown on Plat recorded in Document No. 1975000313 of the Official Public Records of Williamson County, Texas; for the south corner of said Lot 1 and the south corner of this tract;

THENCE, North 20°13'56" West, along the common boundary line of said Lot 1 and said Northwest Woods Subdivision, 189.88 feet to a 1/2" iron rod with plastic surveyor's cap stamped "3DS LAND SURVEYORS" at the south corner of Lot 2, Block A of said Vineyard Christian Fellowship Subdivision, for a west corner of said Lot 1 and a west corner of this tract;

THENCE, North 72°20'52" East, along the common boundary line of said Lot 1 and said Lot 2, 76.81 feet to a point for an angle corner of said Lot 2 and an angle corner of this tract;

THENCE, North 69°46'13" East, continuing along the common boundary line of said Lot 1 and said Lot 2, 191.81 feet to a 1/2" iron rod found at the east corner of said Lot 2, for an interior corner of said Lot 1 and an interior corner of this tract;

THENCE, North 20°14'32" West, continuing along the common boundary line of said Lot 1 and said Lot 2, 122.84 feet to a 1/2" iron rod with plastic surveyor's cap stamped "KHA" set for a west corner of this tract;

THENCE, North 68°52'43" East, departing the northeast boundary line of said Lot 2, over and across Lot 1, to a 1/2" iron rod with plastic surveyor's cap stamped "KHA" set in the southwesterly right-of-way line of said Morris Road and the northeast boundary line of said Lot 1; for the north corner of this tract;

THENCE, South 20°07'27" East, 305.10 feet along the southwesterly right-of-way line of said Morris Road and the northeast boundary line of said Lot 1 to the **POINT OF BEGINNING** and containing 3.246 acres of land in Williamson County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

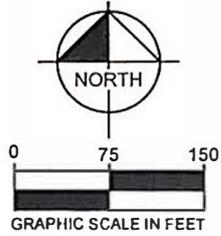
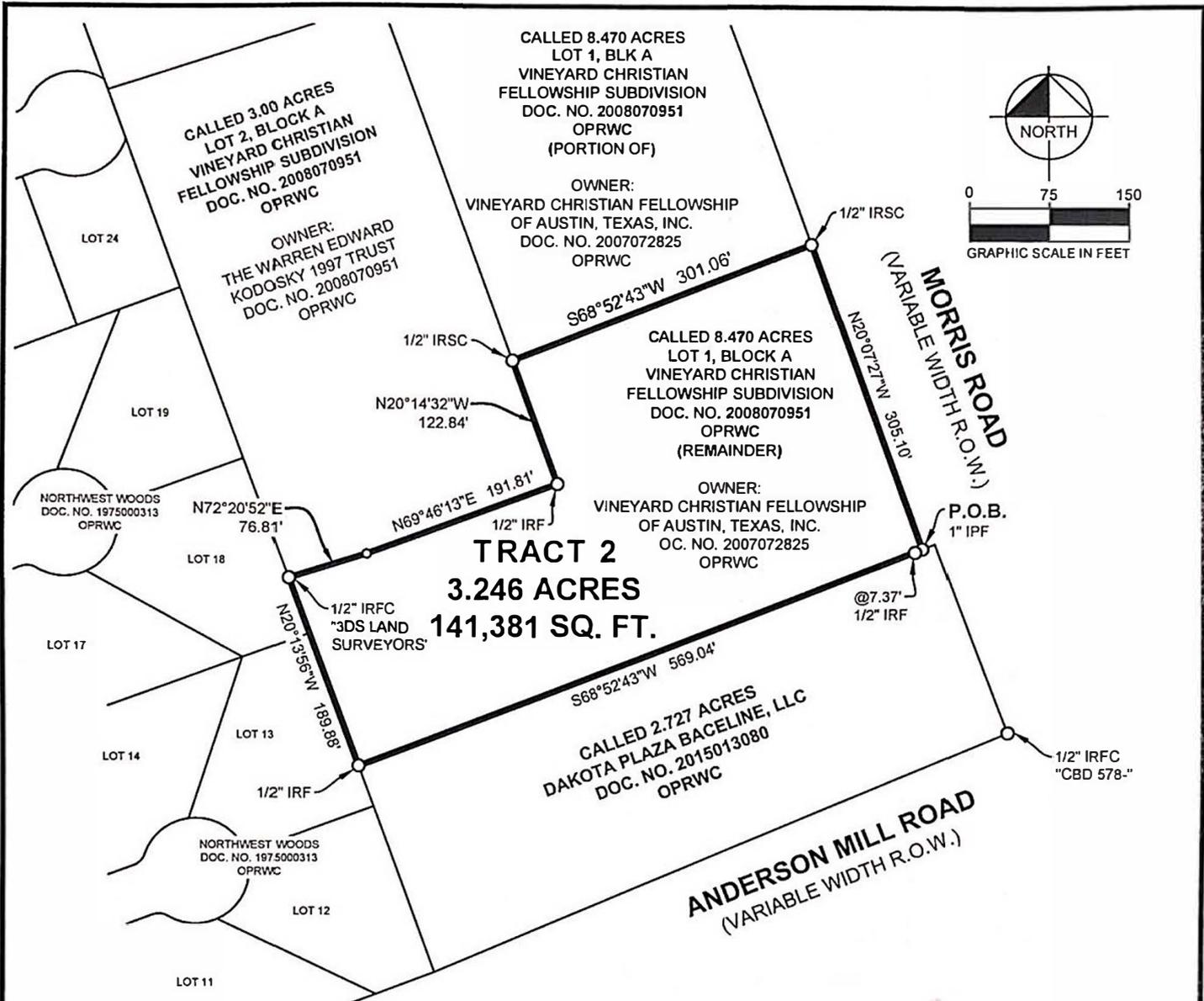


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TRACT 2 - 3.246 ACRES
 BEING A PORTION OF LOT 1, BLOCK A
 VINEYARD CHRISTIAN FELLOWSHIP SUBDIVISION
 M.M. HORNSBY SURVEY, ABSTRACT NO. 280
 CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS

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		Scale N/A	Drawn by NLS	Checked by ZKP	Date 9/18/2020	Project No. 069273503	Sheet No. 1 OF 2



LEGEND

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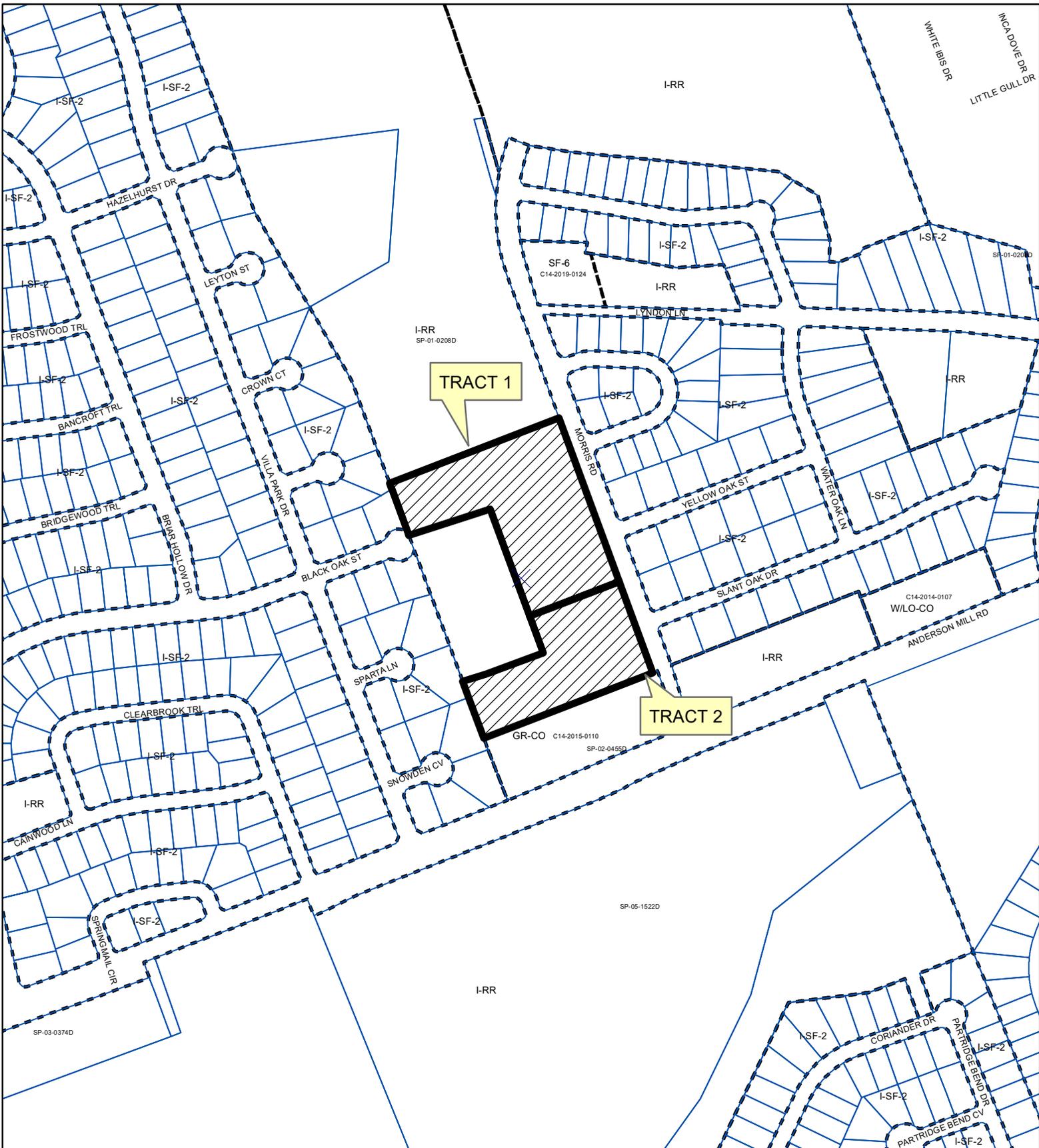
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EXHIBIT B
TRACT 2 - 3.246 ACRES
 BEING A PORTION OF LOT 1, BLOCK A
 VINEYARD CHRISTIAN FELLOWSHIP SUBDIVISION
 M.M. HORNSBY SURVEY, ABSTRACT NO. 280
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1" = 150'	NLS	ZKP	9/18/2020	069273503	2 OF 2



TRACT 1

TRACT 2

ZONING

ZONING CASE#: C14-2020-0111

Exhibit C



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 10/28/2020